



**HANGER HILL GARDEN ESTATE**  
**RESIDENTS ASSOCIATION**  
[www.hhgera.com](http://www.hhgera.com)



## **Houses Management Board AGM 2025**

### **SERVICE ROAD LIGHTING**

Some (but not all) of the gated service roads on the estate have streetlights which were installed by Ealing Council over 60 years ago. This is very unusual as the Council is under no obligation to provide lighting on privately owned roads and doesn't do this anywhere else as far as I am aware. The streetlights are spaced quite far apart and give a poor level of lighting overall.

The Council has been paying for the electricity consumed by the 15 streetlights (around £1,200pa) and undertaking basic repairs rather than maintenance. The streetlights are now beyond the end of their lifetime and the Council can't source the parts to keep them working. The underground electricity cable in the Princes Gardens service road has a fault on it and most of the lights are no longer working.

The Council cannot keep the existing streetlights working and is under no obligation to replace them.

The Residents Association could not afford to install a new system of streetlights. The capital cost would probably be well over £100k and the running costs around £2-3kpa.

As a trial, a number of solar powered PIR LED lights have been attached to the existing lamp posts. This is of limited success as the lights only come on if you walk reasonably close to the lamp post, so it doesn't help most residents when putting out their bins. A far more effective solution would be to have either a solar powered or mains powered wall mounted PIR lamp on each garage. Solar powered lights are cheaper but mains powered lights have a longer lifetime.

We will be setting up a working group to find suitable mains and solar powered PIR LED lights, taking into account cost, appearance, light output and direction of light output, and a contractor to install them. We will discuss options with Ealing Council with regards to potential removal of the existing streetlights and funding towards the cost of the new wall mounted lights. We will then write to all houses with a garage on the gated and un-gated service roads to see who would like a light. It is expected that house owners will need to pay some if not all of the cost, and that they will own and maintain the light after installation.

Hugh Richards  
HMB Chair for 2024